

Send tax notice to:
LORENTAE L. ALEXANDER
693 FOREST LAKES DRIVE
STERRET, AL, 35147

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2008812

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00) in hand paid to the undersigned, G.S. CONSTRUCTION, LLC (hereinafter referred to as "Grantor") by LORENTAE L. ALEXANDER (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 524, ACCORDING TO THE FINAL PLAT OF FOREST LAKES SECTOR 5, AS RECORDED IN MAP BOOK 34, PAGE 122 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.
2. ANY PRIOR RESERVATION OR CONVEYANCE OF MINERALS OF EVERY KIND AND CHARACTER, INCLUDING BUT NOT LIMITED TO, OIL, GAS, SAND AND GRAVEL IN, ON AND UNDER THE SUBJECT PROPERTY AS RECORDED 53, PAGE 262; BOOK 331, PAGE 262.
3. EASEMENTS AND RIGHTS-OF-WAY OF RECORD, AFFECTING THE LAND.
4. SUBJECT TO MATTERS SHOWN ON RECORDED MAP BOOK 34 AT PAGE 122 A, B & C INCLUDING 20 FOOT EASEMENT ALONG SAIDES AND REAR LOCATED ON THE LAND.
5. EASEMENT(S) AND/OR RIGHTS OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 139, PAGE 127, BOOK 236, PAGE 829, BOOK 126, PAGE 191, BOOK 126 PAGE 323 AND BOOK 134 PAGE 519.
6. RIGHT OF WAY TO SHELBY COUNTY RECORDED IN BOOK 228 AT PAGE 339 AND BOOK 228 AT PAGE 341.
7. RIGHT OF WAY TO ALABAMA POWER COMPANY RECORDED IN BOOK 124 AT PAGE 519.
8. EASEMENT(S) TO SHELBY COUNTY FOR INGRESS AND EGRESS RECORDED IN INSTRUMENT NO. 1993-3955; 1993-3957; 1993-3959; 1993-3960; 1993-3961; 1993-3964; 1993-3965 AND 1993-3966.
9. EASEMENT(S) TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20020926000463590; 20030612000368410.
10. BUILDING SETBACK LINE OF 15 FEET FROM FRONT, AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, WHICH SETBACK HAS NOT BEEN VIOLATED.
11. RESTRICTIONS APPEARING OF RECORD IN 20040910005063000; 2005020400058230; 20051129000616500; 20051216000650920; 2002/17094.

\$204,303.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, G.S. CONSTRUCTION, LLC, by ANGIE PHILLIPS its AGENT, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 16th day of December, 2008.

G.S. CONSTRUCTION, LLC

By: _____

ANGIE PHILLIPS

ITS: AGENT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGIE PHILLIPS, whose name as AGENT of G.S. CONSTRUCTION, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 16th day of December, 2008.

